

**CONDOMINIUM SELLER'S CERTIFICATE****IMPORTANT NOTICE: This information is current to the date of issuance.**

Condominium Certificate concerning Condominium Unit \_\_\_\_\_, in Building \_\_\_\_\_, of \_\_\_\_\_, a condominium project, located at \_\_\_\_\_ (Address), City of, \_\_\_\_\_, County of, \_\_\_\_\_, Kentucky, on behalf of the condominium owners' association (the Association) by the Association's governing body (the Board).

- A. The Declaration ☐ does ☐ does not contain a right of first refusal or other restraint that restricts the right to transfer the Unit. If a right of first refusal or other restraint exists, see Section \_\_\_\_\_ of the Declaration.
- B. The monthly common expense assessment for the Unit is \$\_\_\_\_\_ per \_\_\_\_\_.
- C. There ☐ is ☐ is not a common expense, emergency assessment, or special assessment due and unpaid by the Seller to the Association. The total unpaid amount is \$\_\_\_\_\_ and is for \_\_\_\_\_.
- D. Other fee amounts ☐ are ☐ are not payable by Seller to the Association. The total unpaid amount is \$\_\_\_\_\_ and is for \_\_\_\_\_.
- E. Capital expenditures anticipated by the Association for the current, and if known, next two (2) fiscal years are \$\_\_\_\_\_.
- F. Reserves for capital expenditures are \$\_\_\_\_\_; of this amount \$\_\_\_\_\_ has been designated for \_\_\_\_\_.
- G. Attached are the current operating budget of the Association and most recent regularly prepared balance sheet and income and expense statement, if any, of the Association.
- H. The date of the most current financial report prepared for the Association, pursuant to KRS 381.9197, is \_\_\_\_\_.
- I. The amount of any unsatisfied judgments against the Association is \$\_\_\_\_\_.
- J. There ☐ are ☐ are not any suits pending against the Association or any pending suits in which the Association is a named party and the amount in dispute or contest is more than ten thousand dollars (\$10,000). The status of the pending suits (if any) is \_\_\_\_\_.
- K. The Association ☐ does ☐ does not maintain insurance coverage. A ☐ statement describing the insurance maintained by the Association or a ☐ certificate of insurance issued to the Association is attached.

L. A portion of the condominium ☐ is not situated upon a leasehold estate. The remaining term of any leasehold estate that affects the condominium is \_\_\_\_\_ and the provisions governing an extension or a renewal of the lease are: \_\_\_\_\_.

Condominium Seller's Certificate Concerning:

\_\_\_\_\_  
(Address of Property)

M. The name, mailing address and telephone number of the Association's manager or authorized agent are:

Name and Telephone Number of Agent: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Initialed for identification by Buyer(s) \_\_\_\_\_ and Seller(s) \_\_\_\_\_

This certificate was prepared for the Association by: \_\_\_\_\_,  
who is: (Title) \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**REQUIRED ATTACHMENTS:**

1. Operating Budget & any Balance Sheets
2. Insurance Summary
3. Rules and Bylaws of the Association
4. The Declaration other than Plats & Plans